

Sample Timber Pest Report

Provided By



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Inspection Address

Sample



Report Information

Client Information

Client Name

Inspection Information

Report/Agreement # 0109210728262

Agreement signed on: 31 Aug 2021

Inspection Date: 01 Sep 2021

Inspection Time: 12:15 pm

SAMPLE ONLY

Table of Contents

1. CLIENT AND INSPECTION INFORMATION
2. STANDARD TIMBER PEST DETECTION REPORT
3. SUMMARY OF FINDINGS
4. GENERAL
5. ACCESSIBILITY
6. TERMITES
7. CHEMICAL DELIGNIFICATION
8. FUNGAL DECAY
9. WOOD BORERS
10. CONDITIONS CONDUCIVE TO TIMBER PEST
11. THERMAL IMAGING REPORT
12. GENERAL ENVIRONMENTAL CONDITIONS CONDUCIVE TO PEST ATTACK
13. FURTHER INSPECTIONS/ADVICE
14. TERMITE MANAGEMENT RECOMMENDATIONS

CLIENT AND INSPECTION INFORMATION

People Present:

Inspector/s

Inspection Information

Report Prepared Date:

1 September 2021

If you have any queries with this report or require further information, please do not hesitate to contact consultant who carried out the inspection.

If this report is more than 30 days from the inspection date, we recommend a new inspection and report.

Complies with Australian Standard AS 4349.1-2007 Inspection of Buildings Part 1: Pre Purchase Inspections – Residential Buildings – Appendix “C”

This Pre Purchase Inspection Report (hereinafter called “the Report”) is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in Clause A.1 of this document.

I would like to thank you for choosing **INSPECT DETECT CONSULTANTS** to conduct the Inspection on your new home.

Please read carefully the following report and if you have any further questions or need assistance please don't hesitate to call.

Again, thank you for becoming a valued client.

Kind Regards,

K R FALLS

Kevin Falls

Senior Consultant

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Pre Purchase Inspection – Residential Building Report

Complies with Australian Standard AS 4349.1-2007 Inspection of Buildings Part 1: Pre Purchase Inspections – Residential Buildings – Appendix “C”

Note: This report should not be relied upon if the contract for the sale becomes binding more than 30 days after the date of initial inspection. A re-inspection after this time is essential

This Pre Purchase Inspection Report (hereinafter called “the Report”) is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in Clause A.1 of this document.

The Scope of the Inspection: This report Complies with Australian Standards AS 4349.1-2007. Inspection of Buildings Part 1: Pre- Purchase Inspections-Residential Buildings- Appendix "C" and with AS 4349.3-2010 (Visual Timber Pest Inspection Report)

Only the purchaser name at the front page of the report "Client" should rely on this report. If this report has been issued to you by a third party. You are not to rely on its findings or contents and seek to obtain your own independent pre purchase inspection report as this report or its contents is non transferable. The inspection WILL NOT report on items listed in Appendix "D" of AS43491.2007.

If the property is part of a Strata or Company Title , then Appendix "B" of the Australian Standards applies.

Special Requirements: Unless stated otherwise in the report It is acknowledged that there are no special requirements placed on this inspection that are outside the scope of the abovementioned Australian Standard.

Inspection Agreement: This report is subject to the terms, scope, description and limitations of the inspection agreement that was entered into prior to the inspection being performed. (Note: This agreement may have been entered into by your Solicitor/Conveyancer or other agent). If you are unsure in any way as to how that inspection agreement impacts this inspection and report, please seek clarification prior to committing to the property.

Changes to the Inspection Agreement: Unless stated otherwise in the report It is acknowledged that if any inspection agreement is in place in respect to this inspection, no changes have been made between the scope of the pre-Inspection Agreement and the scope of this inspection report.

Please read the entire report. Refer to the terms & conditions as they form part of the report

STANDARD TIMBER PEST DETECTION REPORT

This Standard Timber Pest Detection Report (hereinafter called "the Report") is issued subject to the Scope, Limitations, Exclusions and Definitions of Inspection and Report set out in Clause A.1 of this document.

Visual Timber Pest Inspection & Report in accordance with AS 4349.3-2010

(For use in all States & Northern Territory but not the Australian Capital Territory)

Report information

SERVICE REQUESTED as agreed with Client (see also Clause A.1 – Scope, Limitations

Option 1 A STANDARD INSPECTION REPORT - Tests were carried out.

SUMMARY OF FINDINGS

This Summary is not the Report. **The following Report MUST be read in full in conjunction with this Summary.** If there is a discrepancy between the information provided in this Summary and that contained within the body of the Report, the information in the body of the Report shall override this Summary.

Active (live) Termites

Were Live Termites found (see item 3.1 for further information)

Yes

Subterranean Termite Management Proposal

In addition to this inspection report is a written proposal to treat a known infestation and/or help manage the risk of future subterranean termite access to buildings and structures recommended? (See item 3.2 for further information)

Yes

Termite Workings and/or Damage

Was evidence of Termite activity including workings and/or damage found? (See item 3.3 for further information)

Yes

Previous Termite Management Program

Was evidence of a possible previous termite management program noted? (See item 3.4 for further information)

No

Frequency of Future Inspections

The next inspection to help detect any future Termite attack is recommended in:

6 Months

(See item 3.5 for further information)

Chemical Delignification

Was evidence of Chemical Delignification damage found? (See item 4. for further information)

No

Fungal Decay

Was evidence of Fungal Decay activity and/or damage found? (See item 5. for further information)

Yes

Wood Borers

Was evidence of Wood Borer activity and/or damage found? (See item 6. for further information)

No

Conditions Conducive to Timber Pest Attack

Was evidence of Conditions Conducive to Timber Pest Attack found?(See item 7. for further information)

Yes

Evidence of major safety hazards identified

Yes

Immediate Action Required

Refer To The Report

Tools used to report findings of inspection

500 Candle Power Torch

Screwdriver

Portable telescopic knock stick

Tramex Moisture meter

Seek Thermal Compact Pro IR 320

IMPORTANT DISCLAIMER

- “ This Summary is supplied to allow a quick and superficial overview of the inspection results.
- “ This Summary is NOT the Report and cannot be relied upon on its own.
- “ This Summary must be read in conjunction with the full report and not in isolation from the report.
- “ If there should happen to be any discrepancy between anything in the Report and anything in this Summary, the information in the Report shall override that in this Summary.

The Report is subject to conditions and limitations. Your attention is particularly drawn to the Clauses, Disclaimer of Liability to Third Parties, Limited Liability to a Purchaser within the Australian Capital Territory and to the Notice to the Purchaser at the back of this Report.

For complete and accurate information, you must refer to the following Complete Visual Timber Pest Report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites for this property.

GENERAL

1.1 General Description of the Property

Building Type:

Detached Dwelling

Levels:

Lowest on Concrete Slab

Building Age (approx):

1980's

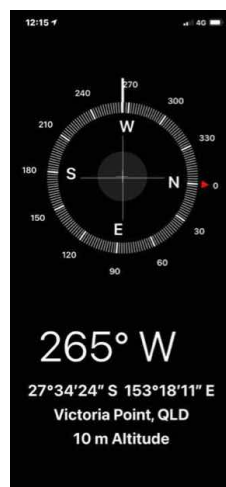
Dwellings prior to 1990 may contain asbestos therefore an asbestos audit is recommended.

Siting of the Building

Towards middle of medium block

Direction dwelling faces

West



1.2 Primary Method of Construction**Main building - Wall construction**

Brick Veneer

Main building - Floor construction

Concrete

Main building - Roof construction

Concrete Tile

1.3 Strata or Company Title Properties**Was the inspection conducted of a strata or company title property (e.g. a home unit or townhouse)?**

No

Was the inspection limited to assessing the interior and immediate exterior of a particular unit?

No

Occupancy and Furnished Status

Occupied and fully furnished.

Orientation

To establish the way in which the property was viewed.

The façade of the building faces: The Street

NOTE: For the purpose of this report the façade of the building contains the main entrance door

Prevailing Weather on day of inspection?

The weather on the day of inspection was: fine

Restrictions by furnishings: Household furnishing and stored items in cupboards, robes and stairwells restrict any inspection and is part of an invasive inspection. Therefore, we can not move or remove items on the day of the inspection. Permission in writing is required from the owner to perform an invasive inspection and removal of any furniture or stored items.

ACCESSIBILITY**Readily Accessible Areas Inspected. The inspection covered the following Readily Accessible Areas****Building Interior:**

Yes

Building Exterior:

Yes

Roof Void:

Yes

The Site including fences:

Yes

Areas Not Inspected

The inspection did not include areas that were not readily accessible, inaccessible or obstructed at the time of inspection. See also Clause A.1 – Limitation No 4.

Behind furniture and stored items-refer to report
No inspection under floor coverings

When Foil insulation was found in the roof void which creates a potential health and safety risk; I cannot inspect the roof void until an electrician has certified there is no danger of electrocution. The roof void is therefore excluded from my inspection and report.

No inspection was made, and no report is submitted, of inaccessible areas. These include, but may not be limited to, cavity walls, concealed frame timbers, eaves, flat roofs, fully enclosed patios subfloors, soil concealed by concrete floors, fireplace hearths, wall linings, landscaping, rubbish, floor coverings, furniture, pictures, appliances, stored items, insulation, hollow blocks/posts, etc.

Note no inspection is done under bathtubs, shower trays, bathroom or kitchen cabinets this requires an invasive inspection.

High moisture that may be noted in the inspection requires invasive inspection as it may be termite and/or damage or could be a water leak or other moisture source that may be masking active termites.

Please note; since an inspection of the area was not possible, defects and/or termite activity/damage may exist in these areas.

Further inspections are strongly recommended to areas where reasonable access is unavailable, obstructed or restricted.

Restrictions to Inspection

Were there any restrictions that may conceal possible timber pest attack?

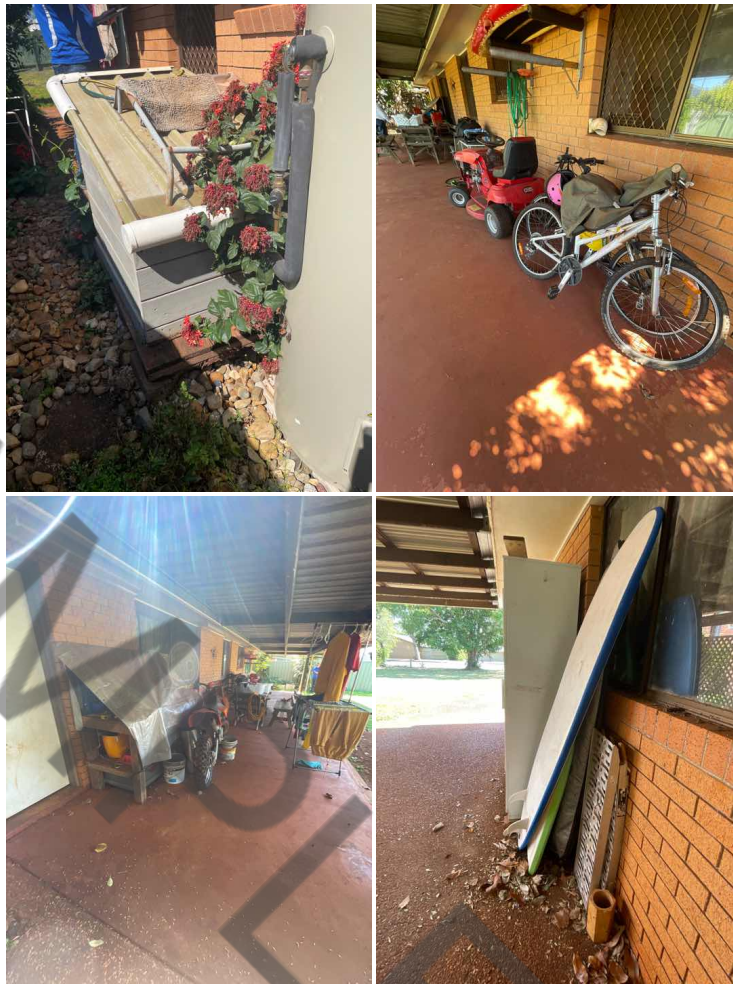
Yes

Building Interior:

Yes
Restricted inspection due to household furnishings
No inspection under floor coverings was conducted
Floor covering restricted the inspection
Window furnishings have restricted the inspection
Restricted access to cupboards due to stored items
Heavily stored garage restricted inspection
Majority of walls were obstructed
Majority of walls obstructed restricted inspection
Limited access to walls and windows
No access to garage walls due to stored items
Further investigation recommended

Building Exterior:

Yes
Stored items restricted the inspection
Further Investigation Recommended



Roof Void:

- Yes
- Restricted access
- Construction method restricted the inspection
- No access to external top plates
- Ceiling insulation restricted the inspection
- Low roof pitch restricted the inspection
- Recommend installation of another manhole
- Further investigation required





Site:

Yes

Vegetation restricted the inspection

Fence Coverings Restricted Inspection

Further investigation recommended





Note: Important Limitations for Safe and Reasonable Access

Only areas where reasonable access was available were inspected. AS 4349.3 defines reasonable access and states that access will not be available where there are safety concerns, or obstructions, or the space available is less than the following:

ROOF VOID – the dimensions of the access hole must be at least 500mm x 400mm, and, reachable by a 3.6M ladder, and, there is at least 600mm x 600mm of space to crawl.

ROOF EXTERIOR – must be accessible by a 3.6M ladder placed safely on the ground.

SUBFLOOR - Access is normally not available where dimensions are less than 500mm x 400mm for the access hole and less than 400mm of crawl space beneath the lowest bearer, or, less than 500mm beneath the lowest part of any concrete floor.

The inspector shall determine whether sufficient space is available to allow safe access to confined areas.

Reasonable access does not include the use of destructive or invasive inspection methods. Nor does reasonable access include cutting or making access traps or moving heavy furniture or stored goods.

Heavily stored items including cupboards – restrict the inspector from a full inspection. No inspection under or behind kitchen cupboards. No inspection under or behind Bathroom and ensuite Vanity cupboards or under bath/spa tubs.

RECOMMENDATION: A further inspection is strongly recommended of areas that were not readily accessible and of inaccessible or obstructed areas once access has been provided or the obstruction removed. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items, foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes.

Where access is restricted and the purchaser requires a full inspection, a special purpose inspection and report is available and recommended. Permission from the owner is required to complete this inspection.

NOTE Please note since a complete inspection of the above areas was not possible, timber pest activity and/or damage may exist in these areas

Areas not inspected: No inspection was made, and no report is submitted, of concealed inaccessible areas. These include but not limited to, cavity walls, concealed frame timbers, Flat roofs, eaves cavity, fully enclosed patios subfloors, enclosed subfloors, or soil concealed by concrete floors, fireplace hearths, wall linings, floor coverings, pictures, insulation, hollow blocks/posts, stored items, behind furniture etc.

When Foil insulation was found in the roof void which creates a potential health and safety risk; I cannot inspect the roof void until an electrician has certified there is no danger of electrocution. The roof void is therefore excluded from my inspection and report.

Please note; since an inspection of the area was not possible, defects and/or termite activity/damage may exist in these areas.

High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage: e.g. under bathtubs, cabinets/vanity units and shower voids etc

Undetected Timber Pest Risk Assessment

Due to the level of accessibility for inspection including the presence of obstructions, the overall degree of risk of undetected Timber Pest Attack and Conditions Conducive to Timber Pest Attack was considered:

High

Ensure the Report is read in full

Risk Assessment Definitions:

Moderate: No termite activity, damage or conducive conditions exist anywhere on the property, No high risk areas in which access needs to be gained, If it is slab construction, full edge exposure of 75mm or greater is required

Moderate – High: No termite activity or damage anywhere on the property or sighted elsewhere but conducive conditions exist.

High: When termite activity and or damage is found either in the property or on the grounds of the property, when drill holes externally or internally are noted in report. High risk areas exist in which access needs to be gained and partly exposed slab edge construction without 75mm minimum exposure

RECOMMENDATION: Where the risk is considered “Moderate” or “Moderate-High” or “High”, a further inspection is strongly recommended of areas that were not readily accessible/or obstructed areas. This may require the moving, lifting or removal of obstructions such as floor coverings, furniture, stored items foliage and insulation. In some instances, it may also require the removal of ceiling and wall linings, and the cutting of traps and access holes. Seek further advice from your Consultant

For complete and accurate information, you must refer to the following Complete Visual Timber Pest Report.

Important: We strongly recommend the purchaser make inquiry from the vendor about Timber Pests and in particular Termites, for this property.

TERMITES

See also Clause A.3 and Clause A.8.

The genus or species of drywood or subterranean termites listed below have the potential to cause significant structural damage. See also Clause A.1 - Limitations No 4 & No 6.

Active (Live) Termites

Were live termites found? (See Details below and Clauses A.3-A.8)

Yes

Further investigation recommended

Yes

When there is evidence of termite activity further inspection is recommended, this may include using the Thermal Imaging, Borerscope camera or Invasive inspection

Was a termite nest found?

Yes

Further Investigation Recommended



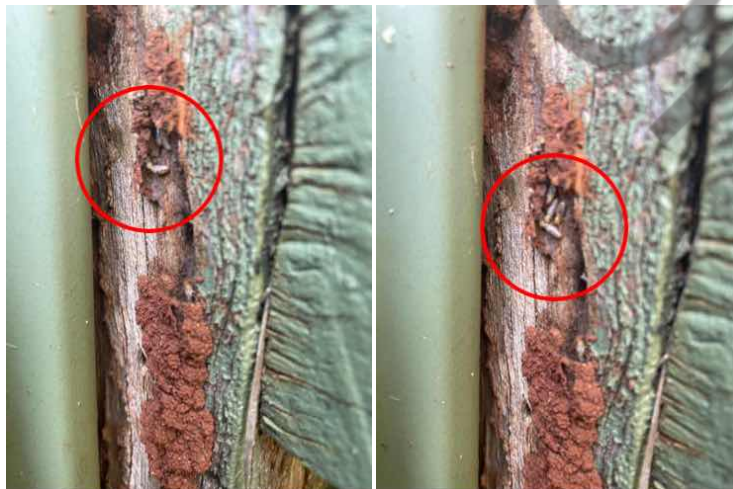
Active (live) Termites were located but not limited to the following areas

Timber fence

Contact inspector immediately for treatment

The genus or species has been positively identified as:

(Microcerotermes sp) This species of termite has the potential to cause **minor to moderate** damage to structural and decorative timbers



VERY Important:

If live termites or any evidence of termite workings or damage was reported above within the building(s) or in the ground and fences, then it must be assumed that there may be concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a Builder, Engineer, Architect or other qualified expert in the building trade determine the full extent of the damage, if any. This may require an invasive inspection. We take no responsibility for the repair of any damage whether disclosed by this report or not. (See Terms & Limitations).

Where visual evidence of termite workings and/or damage is reported above, but no live termites were present at the time of inspection, You must realise that it is possible that termites are still active in the immediate vicinity and the termites may continue to cause further damage. It is not possible, without benefit of further investigation and a number of inspections over a period of time, to ascertain whether any infestation is active or inactive. Active termites may simply have not been present at the time of the inspection due to a prior disturbance, climatic conditions, or they may have been utilising an alternative feeding source. Continued, regular, inspections are essential. Unless written evidence of a termite protection program in accord with "Australian Standard 3660" with ongoing inspections is provided, you must arrange for a treatment in accord with "Australian Standard 3660" to be carried out immediately to reduce the risk of further attack.

General remarks: *A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and often impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests.*

NOTE: *Where evidence of termite activity was found in the grounds then the risk to buildings is very high. A treatment to eradicate the termites and to protect the building(s) should be carried out. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high you must ensure that dwelling is correctly protected.*

If this Report is for Pre-Purchase purposes and a recommendation for a more invasive inspection has been made, the inspection should be arranged and carried out prior to contracts becoming binding.

Subterranean Termite Management Proposal

A proposal in accordance with Australian Standard AS 3660.2 to treat a known infestation and/or help manage the risk of concealed subterranean termite access to buildings and structures (See also Clauses A.3 and A.8)

Is a Subterranean Termite Management Proposal recommended? (See also Clauses A.3 and A.8)

Yes

Is this Consultant engaged to provide a management proposal? (See note 2 below)

No

NOTE 1. *If "Yes", in addition to this inspection report, a full written Subterranean Termite Management Proposal in accordance with Australian Standard AS 3660.2 must be delivered to the Client. See also Clause A.1 – Exclusion No.1.*

NOTE 2. *If this Consultant is not providing a management proposal, but a proposal is recommended above, then the Client should contact a licensed pest control operator in respect to obtaining a proposal without delay.*

Termite Workings and/or Damage (See Recommendation Below)

Was evidence of termite workings or damage found?

Yes

The extent of any visible damage appears:

Localised

Termites workings/Damage was located but not limited to the following areas

Timber fence

Tree Stumps



We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

RECOMMENDATION Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed and practicing building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work. See also Item 3.5 'Frequency of Future Inspections' recommendation. When replaced timbers have been noted the owner is to be consulted for further information

NOTE: - Where visual evidence of damage/workings from termites is located it is possible that the termites may be active in the vicinity and have temporarily abandoned the area. In this case further damage/workings from termites are highly possible. Regular inspections are recommended to ascertain where the termites are active or inactive, invasive inspection is recommended for areas of termite damage to determine if the damage is still active.

If live termites or any evidence of termite workings or damage was reported above within the building/s or in the grounds and fences, then it must be assumed that there is concealed termite activity and/or timber damage. This concealed activity or damage may only be found when alterations are carried out such as when wall linings, cladding or insulation are removed or if you arrange for an invasive inspection. We claim no expertise in structural engineering or building. We strongly recommend that you have a qualified person such as a builder, engineer, architect or other qualified expert in the building trade to determine the full extent of the damage, if any, following written permission for an invasive inspection from the owner. We take no responsibility for the repairs of damage whether disclosed by this report. We are not responsible for any repairs that may result in our invasive inspection. Where the evidence of termite workings was found in the grounds or the building(s) then the risk of a further attack is very high you must ensure that dwelling is correctly protected.

General remarks: A more thorough INVASIVE INSPECTION is available (refer to section 9). Where any current visible evidence of Timber Pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees and stumps on the property with a diameter more than 100mm have been visually inspected for evidence of termite activity to a height of 2m where access was possible and practical. It is very difficult, and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests

Previous Termite Management Program

Was evidence of a possible previous termite management program noted?

No

NOTE 1. If "Yes" provide details and the location of the possible previous termite management program below (including the location of any 'Termite Treatment Notice' affixed at the entrance to a crawl space or some other place where it was protected from damage, e.g. in the case of a slab-on-ground construction, in an external electrical meter box).

This does not necessarily mean that the Termite management Program is still valid and further information may be required-consult owner for any paperwork on warranties and conditions they may be required. New termite management program may need to be implemented if conditions or treatment program is out of date.

NOTE 2. If "No" The dwelling is considered to have no Termite Management Program in place, and therefore it is recommended that a subterranean Termite Management program be implement by the client without delay

Details:

Dwelling considered to have no termite protection
 The dwelling is at risk of termite attack
 Further treatment recommended
 Termite management plan required
 Dwelling has inadequate termite protection
 Contact Inspector For Further Treatment

It is recommended that unless the vendor can provide evidence of a treatment in accordance with Australian Standards 3660, you should obtain quotes for the installation of a Termite Management System in accordance with AS3660.2-2000 from several licensed, qualified pest managers before accepting the property. This treatment is required to minimise the chance of termite infestation which has the potential to cause extensive damage to the property. If noted in this report that the existing termite management program is expired or recommends further treatment you should ensure that you do this immediately for the protection of the dwelling.

When the dwelling has a slab edge as a form of termite management protection a minimum of 75mm must be maintained, Rectification of any breach or bridging of this must be rectified immediately.

When drill holes are noted you should consult owner and pest company for the reason of installing termite barrier, whether for preventive or because of damage to dwelling that may have been repaired or unable to be seen on day on inspection, if you cannot get any information you must presume that it is for prior damage and further investigation before your purchase is recommended.

Structural damage may exist in concealed area, we therefore strongly recommend you should have an invasive inspection carried out and have a builder determine the full extent of any damage and the estimate costs of repairs as the damage may only be found when wall linings are removed etc.

A properly constructed Slab on ground to AS 2870 with 75mm inspection zone will form part of a termite barrier system. A slab

will be conducive to undetected termite ingress where this is not so and where regular inspections are not undertaken.

Frequency of Future Inspections

Australian Standard AS 3660.2-2000 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

The next inspection to help detect termite attack is recommended in: (See also Clauses A.3 and A.8)

Due to the degree of risk of subterranean termite infestation noted above and all other findings of this report, we strongly recommend that a full inspection and written report in accord with AS 4349.3 or AS 3660.2-2000 is conducted at this property every

Time recommended for next inspection

6 months

A more thorough invasive inspection is available. Where current visible evidence of timber pest activity is found it is strongly recommended that a more invasive inspection is performed. Trees have been visually inspected to a height of 2m, where possible and practical, for termite activity. It is very difficult and generally impossible to locate termite nests since they are underground and evidence in trees is usually well concealed. We therefore strongly recommend that you arrange to have trees test drilled for evidence of termite nests. Written permission from the owner will be required to undertake an invasive inspection of the property. (Addition fee applies)

CHEMICAL DELIGNIFICATION

Chemical Delignification

Was evidence of Chemical Delignification damage found?

No

The extent of any visible damage appears:

Not Applicable

FUNGAL DECAY

Fungal Decay

Was evidence of Fungal Decay found?

Yes

The extent of any visible damage appears:

Widespread

Location:

Timber fences

Tree Stumps

Carport timbers

Timber fascia

Further investigation recommended

Repairs recommended









We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Wood decay(fungi) is conducive to subterranean termites you should consult a builder or other building expert to find out what must be carried out to prevent further decay (repairing of drainage, leaks and/or sealing the timber) and to repair the damage.

WOOD BORERS

Wood Borers

Was visible evidence of Wood Borers found

No

The extent of any visible damage appears:

Not Applicable

Comments:

Regular inspection required

Borer infestation is not detectable until the appearance of exit holes or wood chippings (frass). There is a delay between the onset of the infestation and the appearance of exit holes and frass, it is possible that some borer activity may exist that is not discernible at the time of inspection.

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement.

Lycus Brunneus (Powder Post beetle)- is not considered a significant timber pest, damage is to sapwood so treatment or timber replacement is not usually required.

Calymmaderus Incisus (Queensland Pine Beetle) and Anobium Punctatum (Furniture Beetle)

Unless proof of treatment can be produced these borers must always be considered active. Borer activity is determined by the presence of exit holes and/or frass unless the timber is ground up one cannot determine conclusively if activity has ceased. Since a delay exists between the time of initial infestation and the appearance of these signs, it is possible that some borer activity may exist

Advise: Greenwood (Longicorn and jewel beetles)- These borers do not attack seasoned timbers but it is possible that adult beetles can emerge from processed timbers and would normally only cause superficial damage.

IMPORTANT: It should also be noted that some degree of damage, including hidden damage, might be present. This is only an assessment of visible borer damage. In some cases the evidence may not be apparent until significant damage has occurred. If evidence of wood borer is found susceptible timbers are to be replaced. However, you should have a building expert investigate if any timber replacement is required

6.2 Borer recommendations: Replacement of all susceptible timbers is always preferred since, in the event of selling the property in the future it is probable that an inspector will report the borers as active (see above). A chemical treatment to control and/or protect against Furniture beetle and/or Queensland pine beetle can be considered as a less effective, lower cost option. Before considering this option, you should consult with a builder (See Terms & Limitations) to determine if the timbers are structurally sound. Following the initial treatment, a further inspection is essential in twelve months time to determine if further treatment is needed. Treatments over a number of consecutive years may be required.

CONDITIONS CONDUCIVE TO TIMBER PEST

Deterioration to external timbers

Was evidence of deterioration to external timbers found?

Yes

Natural deterioration occurs to timbers exposed to the weather continued maintenance is required to maintain structural integrity of material

High Moisture

Were high moisture readings found?

No

Location:

Not Applicable

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture increases the likelihood of termite attack and may also be conducive to borer activity and wood decay.

If high moisture is present, then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs

Water Leaks

Were water leaks present?

Yes

Location:

Junction shower screen and wall

Repairs required

Further Investigation Required



Water leaks, especially in or into the subfloor or against the external walls, increases the likelihood of termite attack. Leaking showers or leaks from other 'wet areas' also increase the likelihood of concealed termite attack and wood decay, you must have a plumber or other building expert to determine the full extent of damage and the estimated costs of repairs.

Drainage

Drainage adequate?

Yes

Comments:

Further investigation recommended

Consult Plumber For Further Advice

Poor drainage, especially in the subfloor, greatly increases the likelihood of wood decay and termite attack. We are not plumbers or drainers and if drainage appears inadequate, you should consult a Builder/Plumber and Drainer

Stormwater and drainage pipes have not been tested, consult a licensed plumber and drainer for further advice

A visual inspection of grounds cannot always quantify degree of drainage required around dwelling, recommend consult plumber and drainer for drainage inspection and further advice.

Land should slop away from dwelling and if sloping towards appropriate drainage should be install to divert water away from dwelling- consult plumber and drainer for further advice or a hydrologist

Ventilation

Ventilation adequate?

Not Applicable

Good subfloor ventilation is important in minimising infestation by timber pests and preventing damp problems. If ventilation is reported as inadequate you consult a Builder or qualified ventilation contractor

Mould

Was Mould found at time of inspection?

Yes

Location:

Eaves sheeting
Pergola roof sheeting
Window frame
Maintenance required







Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with this. Any questions concerning such issues due to presents of mould you should immediately engage the expertises of professional inspector in this area. This is not a mould inspection only mould noticed by inspection on the day of inspection. Mould inspection recommended

Mould on walls and ceilings etc; is an indicator of high moisture or very poor ventilation. If reported You need to have the reason investigated by a builder or a Industry Hygienist as its presence may indicate the presence of a water leak, wood decay or termites behind the wall or ceiling sheeting.

Where evidence of mould growth was noted, there may be environmental, biological or health issues associated with this. Any questions concerning such issues due to presents of mould you should immediately engage the expertises of professional inspector in this area. This is not a mould inspection only mould noticed by inspection on the day of inspection. Mould inspection recommended

Untreated or Non-Durable timbers used in a Hazardous Environment

Untreated or Non-Durable timbers used in a Hazardous Environment

No

Timbers Exposed to Weather and/or Water:

Some species of timber may be used in areas for which they are not suitable. Where this occurs, the timber may be damaged by Timber Pests, in particular termites and wood decay. In most cases, these timbers may be protected with normal maintenance, eg regular painting. However in some cases, you should consider replacing the timbers with a more suitable species or material. The fitness for purpose of the visible structural timber exposed to weather and/or water appears adequate for the situation they have been used in.

Location:

Not Applicable

It is strongly recommended that you consult a Builder, Architect or other specialist in the field to inspect exposed timbers to give expert advice on their durability and suitability for the situation in which they are used.

Weepholes

Was the finished ground or paving level above the adjacent internal floor level or damp-proof-course or obstructing any weephole/weepoles without 75mm clearance from ground/paved level or vent face on external walls?

Yes

If yes, a minimum inspection zone of 75mm must be maintained (see also Clauses A.7 and A.8)



It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry, 75 mm inspection zone is recommended to be maintained.

Slab edge exposure

Was there evidence of bridging or breaching including insufficient slab edge exposure found?

Yes

If yes, a minimum inspection zone of 75mm must be maintained (see also Clauses A.7 and A.8)

IMPORTANT

A properly constructed Slab on ground to AS 2870 with 75mm inspection zone will form part of a termite barrier system. A slab will be conducive to undetected termite ingress where this is not so and where regular inspections are not undertaken.

Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Termite Shields

(Ant Caps)

Not Applicable

Comments:

Not Applicable

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding, if not a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, Damage or poor shields increase the risk of termite infestation.

If considered inadequate a builder or other building expert should be consulted.

Serious Safety Hazard related to timber pest attack

Where activity or damage is reported above in report, does it present a major safety hazard?

Yes. If the answer is (Yes) the timber pest damage associated safety hazard is located:

Comments:

Rot damage to Carport timbers
Further investigation required
Repairs required

Important Note: Where a Major Safety Hazard is identified above, it must be attended to and/or rectified to avoid the possibility of personal injury &/or death, recommend rectification by builder or appropriate trade to ensure rectification is done correctly.

We claim no expertise in building and if any evidence or damage has been reported then you must have a building expert determine the full extent of damage and the estimated cost of repairs or timber replacement (See Terms & Limitations).

Safety hazards relate to timber pest attack, building inspection and full safety audit is recommended.

This inspection only identifies any obvious item that may constitute a present serious safety hazard; this report does not comment or report on Building Code safety standards. A full safety audit should be performed by a suitably licensed professional before you make your purchase.

Conducive to Timber Pest Attack

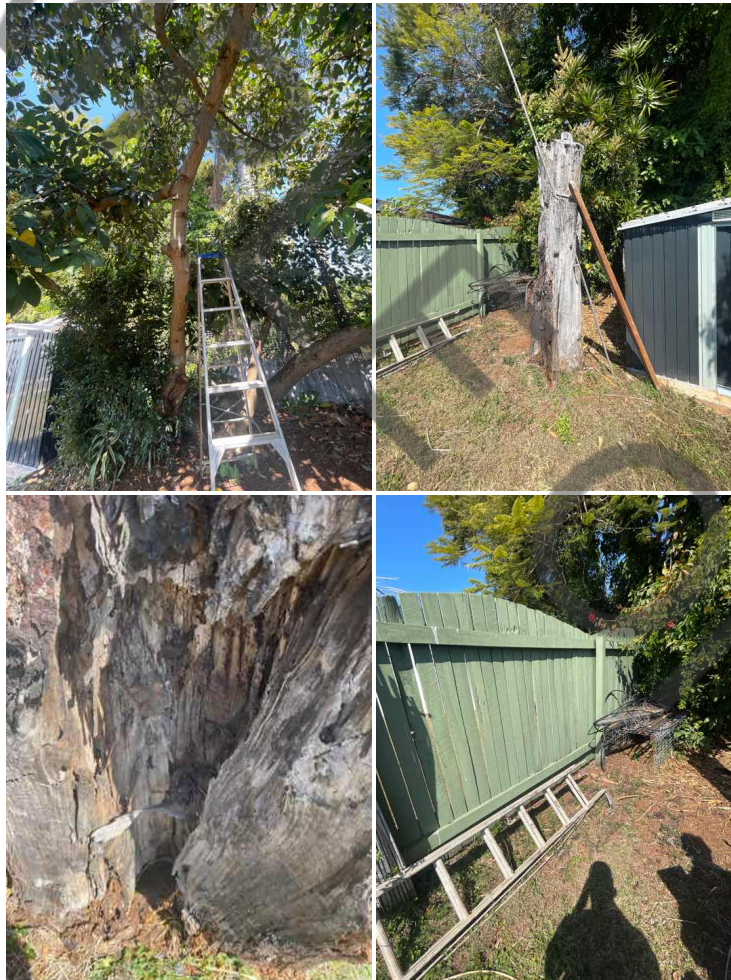
Other Conditions Conducive to Timber Pest Attack

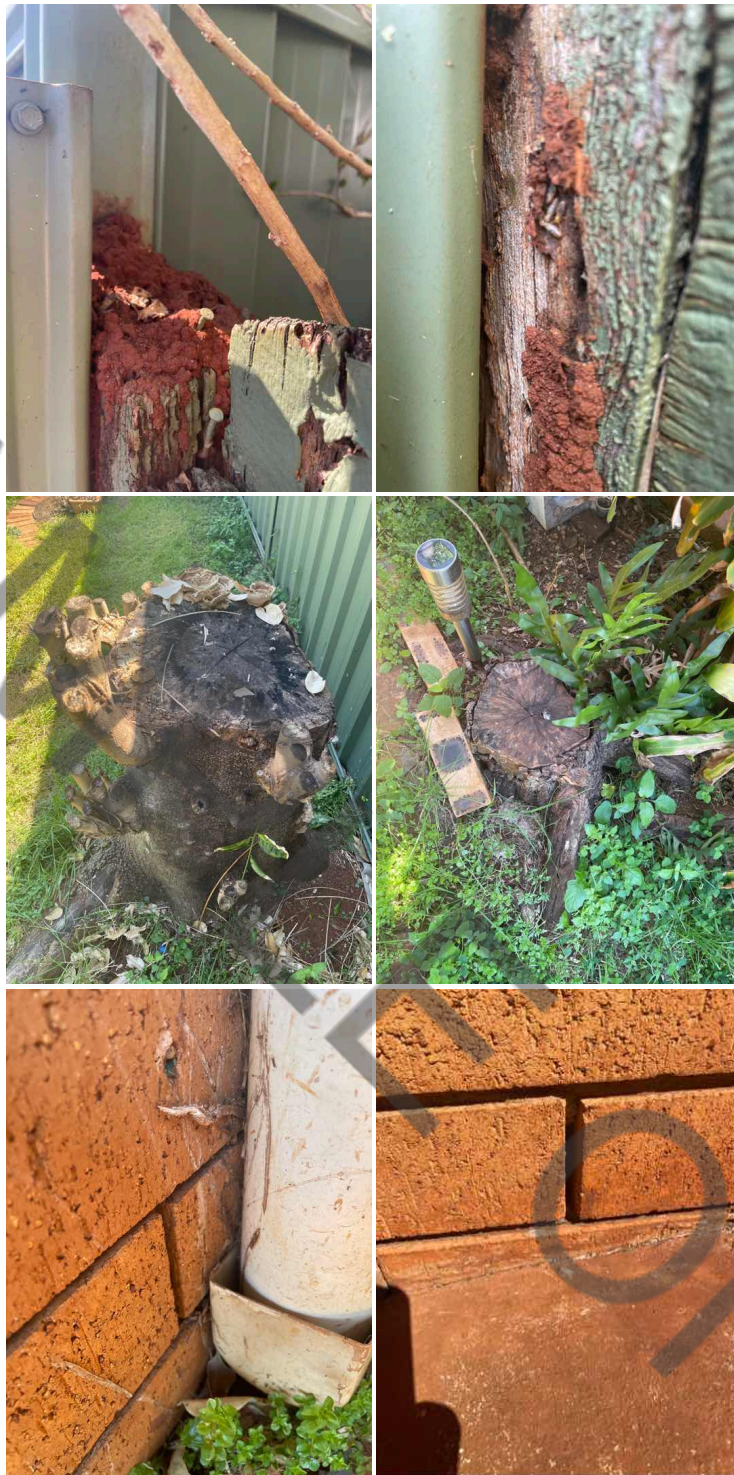
Yes

Areas that are conducive to timber pest attack must be rectified immediately, if left timber pest attack causing damage will occur

Details:

- Concrete slab on ground construction
- Weep holes without a min 75mm clearance
- Downpipes releasing water next to dwelling
- Plants and gardens next to dwelling
- When previous termite attack has occurred
- When termite management program is out of date
- Tree Stumps
- Timber fences
- Trees
- Downpipes without 25mm clearance from the dwelling







Hot water services, air conditioning units which release water alongside or near to building walls need to be connected to a drain. If this is not possible then their water outlet needs to be piped several meters away from the building, as the resulting wet area is highly conducive to termites.

IMPORTANT

A properly constructed Slab on ground to AS 2870 with 75mm inspection zone will form part of a termite barrier system. A slab will be conducive to undetected termite ingress where this is not so and where regular inspections are not undertaken.

Hot water services and air conditioning units which release water alongside or near to building walls should be piped to a drain (if not possible then several meters away from the building) as the resulting wet area is highly conducive to termites.

Conditions Conducive to Undetected Termite Entry:

Slab Edge Exposure: Where external concrete slab edges are not exposed there is a high risk of concealed termite entry. In some buildings built since July 1995 the edge of the slab forms part of the termite shield system. In these buildings an inspection zone of at least 75mm should be maintained to permit detection of termite entry. The concrete edge should not be concealed by render, tiles, cladding, flashings, adjoining structures, paving, soil, turf or landscaping etc. Where this is the case you should arrange to have the slab-edge exposed for inspection. Concealed termite entry may already be taking place but could not be detected at the time of the inspection. This may have resulted in concealed timber damage.

Does the slab edge inspection zone fully comply?

No, arrange for slab edge to be exposed.

Note: A very high proportion of termite attacks are over the edge of both Infill and other concrete slabs types. Covering the edge of a concrete slab makes concealed termite entry easy. Infill slab type construction has an even higher risk of concealed termite ingress as the slab edge is concealed due to the construction design and cannot be exposed. The type of slab may only be determined by assessment of the construction plans by a qualified person e.g. Builder, Architect. Construction Plans may be obtainable by your conveyancer. Termite activity and or damage may be present in concealed timbers of the building. We strongly recommend frequent regular inspections in accordance with AS 3660.2. Where the slab-edge is not fully exposed, or the slab is an infill-slab, or the slab type cannot be determined then we strongly recommend inspections every 3 to 6 months in accordance with AS 3660.2

Infill slab: A slab on the ground cast between walls. Other slabs should be in accordance with AS 2870 - 1996 and AS 3660.1:2014.

Weep holes in external walls: It is very important that soil, lawn, concrete paths or pavers do not cover the weep holes. Sometimes they have been covered during the rendering of the brick work. They should be clean and free flowing. Covering the weep holes in part or in whole may allow undetected termite entry.

Were the weep holes clear allowing the free flow of air?

Yes

Termite Shields (Ant Caps) should be in good order and condition so termite workings are exposed and visible. This helps stop termites gaining undetected entry. Joins in the shielding should have been soldered during the installation. Whenever it is observed that the joins in the shielding have not been soldered then the shielding must be reported as inadequate. It may be possible for a builder to repair the shielding. If not, a chemical treated zone may need to be installed to deter termites from gaining concealed access to the building. Missing, damaged or poor shields increase the risk of termite infestation.

We claim no expertise in building. However, in our opinion the termite shields appear to be:

not applicable.

If considered inadequate a builder or other building expert should be consulted.

Other physical shield systems are not visible to inspection and no comment is made on such systems.

Other areas and/or situations that may allow undetected subterranean termite entry:

Not Applicable

IMPORTANT MAINTENANCE ADVICE REGARDING INTEGRATED PEST MANAGEMENT FOR PROTECTING AGAINST TIMBER PESTS:

Any structure can be attacked by timber pests. Periodic maintenance should include measures to minimise possibilities of infestation in and around property. Factors which may lead to infestation from Timber Pests include situations where the edge of the concrete slab is covered by soil or garden debris, filled areas, areas with less than 400mm clearance, foam insulation at foundations, earth/wood contact, damp areas, leaking pipes, etc; form-work timbers, scrap timber, tree stumps and trees, mulch, wood rot etc. Garden pathways or turf abutting or concealing the edge of a concrete slab will allow for concealed entry by Timber Pests. Any timber in contact with soil such as formwork, scrap timber or stumps must be removed from under and around the buildings and property, any water leaks repaired. You should endeavour to ensure such conditions Do Not occur around your property.

We further advise that you engage a professional pest control firm to provide a termite management program in accordance with AS 3660 to minimise the risk of termite attack. There is no way of preventing termite attack. Even AS 3660 advises that "the provision of a complete termite barrier will impede and discourage termite entry into a building; it cannot prevent termite attack. Termites can still bridge or breach barriers, but they can be detected more readily during a routine inspection."

THERMAL IMAGING REPORT

Thermal Imaging Report

Thermal imaging is a valuable tool for building & timber pest inspections by detecting anomalies often invisible to the naked eye. All materials will absorb, retain and radiate heat energy at a different rate.

All objects have a certain temperature and emit waves of energy called infrared radiation. Hot objects emit more energy than cold objects. A thermal imager translates these energy waves into a viewable image, which shows a "heat picture" of a scene. On the screen of a thermal imager, hot objects show as white, cool objects show as black, cool object images may include moisture penetration in shower areas or water leaks to walls and ceilings.

When a Thermal Image scan has been undertaken, the following limitations apply to the results that are possible from the Thermal image scan.

WHAT IS A THERMAL IMAGE SCAN AND WHAT ARE ITS LIMITATIONS?

A thermal image camera is used to undertake a thermal image scan. A thermal camera reads the temperature of the surface towards which it is pointed. A thermal image scan does not see through walls and hence no comment can be made on what is contained behind the surface in a concealed area.

What a thermal image scan can indicate is variations of temperature on the surface to which it is looking. Where variations in temperature occur due to termite activity, mudding and substantial damage to timber framing the variations can sometimes be detected by the camera. If variations in temperature occur that are reasonably not expected, then further investigation through an invasive inspection of destructive investigation is required

A thermal camera is not an X-ray machine, it cannot see through walls. The only way to see inside a concealed area is to conduct an invasive inspection, which is recommended as the only way to accurately determine the condition within a concealed area. Were thermal anomalies have been found we recommend an invasive inspection is undertaken to determine the cause and have any fault/damage accessed by a relevant trade(s) prior to a decision to purchase. Please advise the inspector if an invasive is required by you; so that authority from the owner may be obtained (additional fee applies).

The thermal image camera is a tool used by the inspector to aid in the inspection process. Temperature variations due to air conditioning, hot days, rainy days, heaters, furniture, time of day, electrical systems and equipment, etc can affect the temperature of the surface measured by the camera and hence different amounts of information can be obtained during any given day.

Please Note: A further Invasive Inspection is available AND recommended in any area where a thermal anomaly is detected.

Was the consultant engaged to conduct an infrared inspection of the dwelling?

Yes

Moisture: Is there any evidence of thermal anomalies which indicate possible moisture penetration?

No

Location:

Not Applicable

High moisture readings can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas of high moisture should be investigated by way of an invasive inspection. High moisture increases the likelihood of termite attack and may also be conducive to borer activity and wood decay.

If high moisture is present, then you must have a building expert investigate the moisture and its cause and determine the full extent of damage and the estimated cost of repairs

Termites: Is there any evidence of thermal anomalies which may be associated with termite activity, damage

No

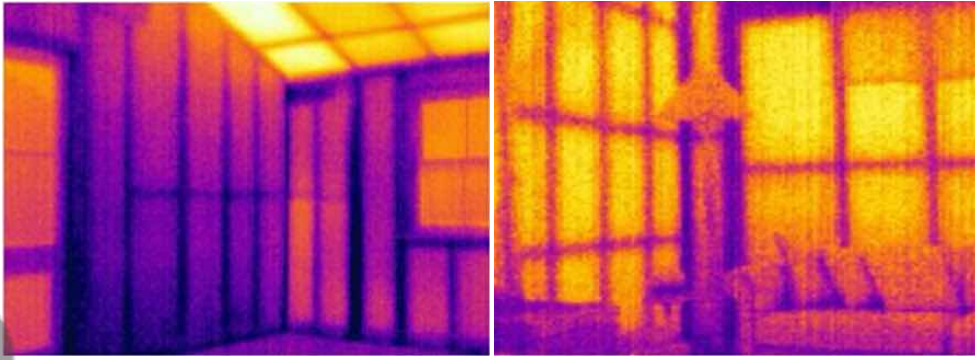
Other Thermal Anomalies: Evidence of Thermal Anomalies where reasons not apparent?

No

Anomalies are temperature variations to the wall that are observed, when anomalies are noted further investigation and

Invasive inspection is recommended to determine anomaly, can be caused by any one of the following: poor ventilation, ineffective drainage, leaking pipes, leaking roofs, defective flashing or by concealed termite activity. The areas should be investigated by way of an invasive inspection.

Examples of images from an infrared camera



These images are not associated to this inspection this is an example only of the inspector's view

GENERAL ENVIRONMENTAL CONDITIONS CONDUCIVE TO PEST ATTACK

SAMPLE ONLY

There are many situations in and around properties that may create an environment that is conducive to concealed infestation by subterranean termites and other pests of timber.

The following, though not exhaustive, is a list of common situations that may occur around properties; awareness and/or rectification of these situations will help reduce the risk of timber pest attack to buildings.

Storage practices: *All areas of the subfloor and/or external perimeter of the structure should be kept clear of stored items. Items stored within property boundaries, especially those that contain cellulose, such as timber, cardboard, paper etc, must be stored in a manner that allows clear access for inspections and that they do not bridge, breach or disturb any part of the termite management system(s).*

Debris Timbers: *Timber off cuts, form timbers etc, in the subfloor, within the property boundaries and/or around the dwelling can provide a food source and/or nesting site for subterranean termites and pose an unnecessary risk to the building. If reported, rectification of these situations is required.*

Ventilation: *Poor ventilation in subfloor can result in high humidity and moisture. Wood decay and termites thrive in these conditions. Good air flow and ventilation to in the subfloor area can reduce the humidity and moisture to these areas, thereby reducing the risk of termite infestation and the onset of wood decay.*

Moisture: *Moisture sources close to the building can result in unnecessary moisture accumulation. Moisture is one of the main environmental requirements for termites, allowing them to nest close to, or within structures, particularly in dry environments. Moisture sources should be managed to reduce their effect on dwellings. Surface water should be diverted away from the dwelling. Installation of an appropriate drainage system can assist with water diversion around dwelling, e.g. faulty roof drainage, leaking plumbing and inadequate downpipes should be rectified. Surface drainage should flow away from the building, ground sloping towards dwelling walls, raised ground levels, garden beds etc can allow a build up of moisture under the dwelling. Plumbing should be in good order, shower leaks, unsealed tap flanges, leaking taps, cracked or leaking pipes, blocked drains, inadequate drainage of air conditioner condensate, hot water system overflows, faulty flashing around window and doors should be rectified. Garden irrigation etc. should not be installed against the dwelling. Where reported, you should seek the advice of a qualified plumber for further advice in this regard.*

Drainage: *Good drainage should be maintained around dwelling to reduce moisture near the dwelling. Termites will be attracted to moisture. You should ensure that air conditioners are not leaking water next to dwelling, downpipes are not releasing water next to dwelling, hot water system in not leaking or discharging near dwelling and ensure that any ground water run off from rain flows away from the dwelling.*

Slab Edge exposure: *If your dwelling relies on a slab edge exposure you must maintain a visual inspection zone of no less than 75mm as per Australian Standards. This is to help early detection of any termite entry*

Weep holes: *Weep holes should have a minimum of 75mm clearance to help in early detection of termite entry and should be kept clean and clear of any obstructions including concrete slabs next to the dwelling*

FURTHER INSPECTIONS/ADVICE

Inspection/Advice

Building Inspection Report
 General Pest Treatment
 Drainage Inspection
 Termite management plan required
 Safety Audit recommended
 Chemical Barrier Treatment - Contact inspector
 Treatment Of Live Termites - Contact Inspector
 Further investigation recommended

It is strongly recommended that the above inspection and reports be obtained prior to any decision to purchase the property, so that the purchaser can be well equipped to make an informed decision. These inspections and reports fall outside the guidelines specified in AS 4349-1995 and are excluded from this report. This report doesn't cover general pests that may occur in or around the premise. Therefore, a general pest inspection is recommended to assess the dwelling. Visual inspections give limited information therefore an invasive inspection is recommended. Pre settlement pest inspection is highly recommended when dwelling inspected is noted as furnished.

If noted in this report that the existing termite management program is expired or recommends further treatment you should ensure that you do this immediately for the protection of the dwelling

It is recommended that unless the vendor can provide evidence of a treatment in accordance with Australian Standards 3660, you should obtain quotes for the installation of a Termite Management System in accordance with AS3660.2-2017 from several licensed, qualified pest managers before accepting the property. This treatment is required to minimise the chance of termite infestation which has the potential to cause extensive damage to the property. If noted in this report that the existing termite management program is expired or recommends further treatment you should ensure that you do this immediately for the protection of the dwelling.

When the dwelling has a slab edge as a form of termite management protection a minimum of 75mm must be maintained, Rectification of any breach or bridging of this must be rectified immediately.

When drill holes are noted you should consult owner and pest company for the reason of installing termite barrier, whether for preventive or because of damage to dwelling that may have been repaired or unable to be seen on day on inspection, prior to your purchase

It is recommended that Trees over 100mm in diameter be drilled to investigate if termites reside inside the tree that can't be detected through a visual inspection.

A more Invasive Physical Inspection is Available and Recommended

As detailed above, there are many limitations to this visual inspection only. With the permission of the owner of the premises we WILL perform a more invasive physical inspection that involves moving or lifting insulation, stored items, furniture or foliage during the inspection. We WILL physically touch, tap, test and when necessary force/gouge suspected accessible timbers. We WILL gain access to areas, where physically possible and considered practical and necessary, by way of cutting traps and access holes. This style of report is available by ordering with several days notice. Inspection time for this style of report will be greater than for a VISUAL INSPECTION. It involves disruption in the case of an occupied property, and some permanent marking is likely. You must arrange for the written permission of the owner who must acknowledge all the above information and confirm that our firm will not be held liable for any damage caused to the property. A price is available on request.

TERMITE MANAGEMENT RECOMMENDATIONS

Please contact Inspect Detect for an estimate and advice on Termite Management Programs

A management program in accord with AS 3660.2:2017 to protect against Termite attack is:

Essential

Treatment of live termites is:

Strongly recommended and requires immediate action (Contact Consultant)

Installation of termite monitors/baits is

Strongly recommended

The principle of a bait system is that termites will be attracted to the bait and whilst feeding on the food source they will come in contact with the termiticide which will then be transferred onto other termites and carried back to the nest. It is recommended that the Baiting system be monitored every 3 months.

SETTLEMENT

On the Pre-settlement Inspection ensure the dwelling is consistent with this report

CONTACT THE INSPECTOR

Please feel free to contact the inspector who carried out this inspection. Often it is very difficult to fully explain situations, problems, access difficulties or timber Pest activity and/or damage in a manner that is readily understandable by the reader. Should you have any difficulty in understanding anything contained within this report then you should immediately contact the inspector and have the matter explained to you. If you have any questions at all or require any clarification, then contact the inspector prior to acting on this report.

CERTIFICATION – This document certifies that the property described in this Report has been inspected by the Timber Pest Detection Consultant in accordance with the level of service requested by the Client and the Terms and Conditions set out in Clause A.1 of this Report and in accordance with A.S 4349.3-1998

Company Name:	Inspect Detect Consultants Building and Pest Inspections
ABN	66 994 698 287
Professional Indemnity Insurance policy number	AUS-08-7954
QBCC Lic:	57421
Qld Health	PMT 14558
Head Office	3204 0211 or 0409 575 975

Address: PO Box 1538 Caboolture
 Post code: 4510
 Email: info@inspectdetect.com.au
 Name of consultant: Kevin Falls
 Mobile: 0419 575 975

A.1 TERMS AND CONDITIONS

SCOPE

Unless specified in writing, this Standard Timber Pest Detection Report (“the Report”) deals only with the detection, or non detection of Timber Pest Attack and Conditions Conducive to Timber Pest Attack discernible at the time of inspection.

As requested by the Client, the assessment was based solely on the following site inspection carried out by a Timber Pest Detection Consultant (“the Consultant”) of the Readily Accessible Areas of the Building and Site:

This report does not cover general pests, e.g. spider’s cockroaches, ants other than termites, carpet beetles or any other general pest.

A general pest inspection is recommended to assess if or the amount of infestation that may be present on the premises.

Option 1 A visual examination of timber and other visible accessible and unobstructed materials/areas (but excluding furniture and stored items) susceptible to attack by Timber Pests, and the carrying out of Tests (see Limitation No 1 below).

Option 2 An inspection report which may include Option 1 as well as the particular requirements of the Client which are specified and attached to this document, where applicable.

If the Client has any doubt about the Scope of this Report, please discuss your concerns with the Consultant on receipt of the Report.

The Client acknowledges that, unless stated otherwise, the Client as a matter of urgency should implement any recommendation or advice given in this Report.

DISCLAIMER OF LIABILITY TO THIRD PARTIES

Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk.

However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

COMPLAINTS PROCEDURE

In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, You must notify Us as soon as possible of the dispute or claim by email, fax or mail. You must allow Us (which includes persons nominated by Us) to visit the property (which visit must occur within twenty-eight (28) days of your notification to Us) and give Us full access in order that We may fully investigate the complaint. You will be provided with a written response to your dispute or claim within twenty-eight (28) days of the date of the inspection.

If You are not satisfied with our response You must within twenty-one (21) days of Your receipt of Our written response refer the matter to a Mediator nominated by Us from the Institute of Arbitrators and Mediators of Australia. The cost of the Mediator will be borne equally by both parties or as agreed as part of the mediated settlement.

In the event You do not comply with the above Complaints Procedure and commence litigation against Us then You agree to fully indemnify Us against any awards, costs, legal fees and expenses incurred by Us in having your litigation set aside or adjourned to permit the foregoing Complaints Procedure to complete.

LIMITATIONS

The Client acknowledges:

1. 'Visual only' inspections are not recommended. The Consultant does not warrant that a 'visual only' inspection completely complies with Australian Standard AS 4349.3 "Inspections of Buildings. Part 3: Timber Pest Inspections", and may be of limited use to the Client. In addition to a visual inspection, AS 4349.3 recognises to better assess timber pest activity and damage requires the consultant to carry out when ever necessary appropriate tests with instruments.
2. This Report does not include the inspection and assessment of matters outside the scope of the requested inspection and report.
3. The inspection only covered the Readily Accessible Areas of the Building and Site. The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Obstructions are defined as any condition or physical limitation which inhibits or prevents inspection and may include – but are not limited to – roofing, fixed ceilings, wall linings, floor coverings, fixtures, fittings, furniture, clothes, stored articles/materials, thermal insulation, sarking, pipe/duct work, builder's debris, vegetation, pavements or earth.
4. The detection of drywood termites may be extremely difficult due to the small size of the colonies. No warranty of absence of these termites is given.
5. European House Borer (*Hylotrupes bajulus*) attack is difficult to detect in the early stages of infestation as the galleries of boring larvae rarely break through the affected timber surface. No warranty of absence of these borers is given. Regular inspections including the carrying out of appropriate tests are required to help monitor susceptible timbers.
6. This is not a structural damage report. Neither is this a warranty as to the absence of Timber Pest Attack.
7. If the inspection was limited to any particular type(s) of timber pest (e.g. subterranean termites), then this would be the subject of a Special-Purpose Inspection Report, which is adequately specified.

8. This Report does not cover or deal with environmental risk assessment or biological risks not associated with Timber Pests (e.g. toxic mould) or occupational, health or safety issues. Such advice may be the subject of a Special-Purpose Inspection Report which is adequately specified and must be undertaken by an appropriately qualified inspector. The choice of such inspector is a matter for the Client.

9. **MOULD:** Mildew and non wood decay fungi is commonly known as Mould and is not considered a Timber Pest. However, Mould and their spores may cause health problems or allergic reactions such as asthma and dermatitis in some people. **No inspection for Mould will be carried out at the property and no report on the presence or absence of Mould will be provided. Should any evidence of Mould happen to be noticed during the inspection, it will be noted in the General Remarks section of this report.** If Mould is noted as present within the property and you are concerned as to the possible health risk resulting from its presence then you should seek advice from your local Council, State or Commonwealth Government Health Department or a qualified expert such as an Industry Hygienist.

10. "High Risk Area(s) to which Access should be gained, or fully gained, since they may show evidence of Timber Pests or damage:" e.g. under bath/ spa tubs, cabinets/vanity units and shower voids etc

11. **DISCLAIMER OF LIABILITY:** - No liability shall be accepted on account of failure of the Report to notify any termite activity and/or damage present at or prior to the date of the Report in any areas(s) or section(s) of the subject property physically inaccessible for inspection, or to which access for Inspection is denied by or to the Licensed Inspector (including but not limited to any area(s) or section(s) so specified by the Report).

12. **DISCLAIMER OF LIABILITY TO THIRD PARTIES:** - Compensation will only be payable for losses arising in contract or tort sustained by the Client named on the front of this report. Any third party acting or relying on this Report, in whole or in part, does so entirely at their own risk. However, if ordered by a Real Estate Agent or a Vendor for the purpose of auctioning a property then the Inspection Report may be ordered up to seven (7) days prior to the auction, copies may be given out prior to the auction and the Report will have a life of 14 days during which time it may be transferred to the purchaser. Providing the purchaser agrees to the terms of this agreement then they may rely on the report subject to the terms and conditions of this agreement and the Report itself.

Note: In the ACT under the Civil Law (Sale of Residential Property) Act 2003 and Regulations the report resulting from this inspection may be passed to the purchaser as part of the sale process providing it is carried out not more than three months prior to listing and is not more than six months old.

EXCLUSIONS

The Client acknowledges:

(i) This Report does not deal with any timber pest preventative or treatment measures, or provide costs for the control, rectification or prevention of attack by timber pests. However, this additional information or advice may be the subject of a timber pest management proposal which is adequately specified.

DEFINITIONS

Timber Pest Attack means Timber Pest Activity and/or Timber Pest Damage.

Timber Pest Activity means telltale signs associated with 'active' (live) and/or 'inactive' (absence of live) Timber Pests at the time of inspection.

Timber Pest Damage means noticeable impairments to the integrity of timber and other susceptible materials resulting from attack by Timber Pests.

Conditions Conducive to Timber Pest Attack means noticeable building deficiencies or environmental factors that may contribute to the presence of Timber Pests.

Readily Accessible Areas means areas which can be easily and safely inspected without injury to person or property, are up to 3.6 metres above ground or floor levels, in roof spaces where the minimum area of accessibility is not less than 600 mm high by 600 mm wide and subfloor spaces where the minimum area of accessibility is not less than 400 mm high by 600 mm wide, providing the spaces or areas permit entry. The term 'readily accessible' also includes:

- accessible subfloor areas on a sloping site where the minimum clearance is not less than 150 mm high, provided that the areas is not more than 2 metres from a point with conforming clearance (i.e. 400 mm high by 600 mm wide); and
- Areas at the eaves of accessible roof spaces, which are within the consultant's unobstructed line of sight and within arm's length from a point with conforming clearance (i.e. 600 mm high by 600 mm wide).

Client means the person or persons for whom the Timber Pest Detection Report was carried out or their Principal (i.e. the person or persons for whom the report was being obtained).

Timber Pest Detection Consultant means a person who meets the minimum recommended competency standard set out in Australian Standard AS 4349.3 Inspections of Buildings. Part 3: Timber Pest Inspection Reports.

Building and Site means the main building (or main buildings in the case of a building complex) and all timber structures (such as outbuildings, landscaping, retaining walls, fences, bridges, trees, tree stumps and timber embedded in soil) and the land within the property boundaries up to a distance of 50 metres from the main building(s).

Timber Pests means one or more of the following woods destroying agents which attack timber in service and affect its structural properties:

- Chemical Delignification - the breakdown of timber through chemical action.
- Fungal Decay - the microbiological degradation of timber caused by soft rot fungi and decay fungi, but does not include mould, which is a type of fungus that does not structurally damage wood.
- Wood Borers - wood destroying insects belonging to the order 'Coleoptera' which commonly attack seasoned timber.
- Termites - wood destroying insects belonging to the order 'Isoptera' which commonly attack seasoned timber.

Tests means additional attention to the visual examination was given to those accessible areas which the consultant's experience has shown to be particularly susceptible to attack by Timber Pests. Instrument testing of those areas and other visible accessible timbers/materials/areas showing evidence of attack was performed.

Instrument Testing means where appropriate the carrying out of Tests using the following techniques and instruments:

- (a) electronic moisture detecting meter - an instrument used for assessing the moisture content of building elements.
- (b) probing - a technique where timber and other materials/areas are penetrated with a sharp instrument (e.g. bradawl or pocketknife), but does not include probing of decorative timbers or finishes, or the drilling of timber and trees; and
- (c) sounding - a technique where timber is tapped with a solid object.

A.2 ACCESSIBILITY

Unless specified in writing, the inspection only covered the Readily Accessible Areas of the Building and Site.

The inspection did not include areas which were inaccessible, not readily accessible or obstructed at the time of inspection. Areas which are not normally accessible were not inspected and include - but not limited to – inside walls, the interior of a flat roof or beneath a suspended floor filled with earth.

Building Interior, The Consultant did not move or remove any ceilings, wall coverings, flooring, floor coverings (including carpeting), furnishing, equipment, appliances, pictures or other household goods. In an occupied property, furnishings or household items may be concealing evidence of timber pest attack which may only be revealed when the items are moved or removed.

NOTE: In the case of strata and company title properties or other Class 2 buildings or equivalent, if the inspection was limited to assessing the interior of a particular unit or lot, the Client may have additional liability for timber pest activity and damage in the common property. This additional liability can only be addressed through the undertaking of a special-purpose inspection report which is adequately specified.

Building Exterior, Roof Exterior and Site the Consultant did not move or remove any obstructions such as wall cladding, awnings, trellis, earth, plants, bushes, foliage, stored materials, debris or rubbish. Due to the 'secretive' nature of timber pests, it is possible that hidden damage may exist in concealed areas, e.g. wall framing. Damage may only be found when the obstruction is removed. In the case of buildings constructed on concrete slabs, if the edge of the slab or any weephole or vent at the base of external walls is concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry into the building. The building of gardens or planting of shrubs close to the perimeter of the building can promote and conceal termite entry points. The storage of cellulose materials such as building materials and firewood in close proximity to the ground or building may encourage termite activity.

Roof Space Obstructions such as roofing, stored articles, thermal insulation, sarking and pipe/duct work may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Also, bodily access should be provided to the interior of all accessible roof spaces. In accordance with Australian Standard AS 4349 the minimum requirement is a 450 mm by 400 mm access manhole.

Subfloor Space Subfloor areas should be kept free from all vegetation (including tree stumps) and other cellulose material which may encourage timber pest activity. Also, storage of materials in subfloor areas is not recommended as it reduces ventilation and makes inspection difficult. Obstructions may be concealing evidence of timber pest attack which may only be revealed when the obstructions are moved or removed. Bodily access should be provided to all accessible subfloor areas. In accordance with Australian Standard AS 4349 the minimum requirement is a 500 mm x 400 mm access manhole. In the case of suspended floors, if the clearance between the ground and structural components is less than 400 mm, then the ground should be excavated to provide the required clearance, subject to maintaining adequate drainage and support to footings. If the subfloor has been sprayed for subterranean termites or if the area is susceptible to mould growth, appropriate health precautions must be followed before entering the area. Also, special care should be taken not to disturb the treated soil. Always seek further advice from the Consultant.

A.3 TERMITES

General Description of Attack Timber hollowed beneath; some cracking at the surface of timber; earthen channels present; or pale faecal spots present.

IMPORTANT NOTE: As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that termite activity and damage exists though not discernible at the time of inspection.

Treatment After discovery of an active infestation, it is imperative that the species of termite is accurately identified before costly (and sometimes unnecessary or inappropriate) methods of treatment are initiated. Only economically important species which are known to attack timber structures should be treated.

In the case of economically important species, it is important that the termite workings are not further disturbed until the proposed method of control has been determined by a licensed pest control operator. Premature attempts to repair or replace infested timber may cause the termites to withdraw from the area temporarily, thereby hindering effective treatment. Any repair or replacement of infested timber should be carried out after the appropriate treatment has been completed.

Where evidence of active termites is detected within a building or within 50 metres of any building, it must always be assumed that the termites may also be active in areas of the property not inspected. Accordingly, where the termites are known to be of economic significance, a further (more invasive) inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Termite Workings and Damage Where evidence of damage to building timbers exists, competent advice (e.g. from a licensed or registered building contractor) should be obtained to determine the extent of any structural damage and as to the need or otherwise for rectification or repair work.

Where evidence of inactive termites is located within the building, it is possible that termites are still active in areas of the property not inspected and they may continue to cause damage. A furthermore invasive inspection is strongly recommended of areas which were inaccessible, not readily accessible or obstructed at the time of inspection.

Where evidence of an inactive termite infestation exists, it is not possible, without benefit of further investigation and inspections over a period of time, to ascertain whether any infestation is active or inactive. Continued, regular, inspections are essential.

Where evidence of termite attack exists to any trees or tree stumps a more conclusive search should be undertaken. This may require the tree or stump to be drilled to determine the existence of a termite nest. In addition, the soundness and stability of any standing trees identified as being affected by termite attack should be confirmed. Always seek further advice from the Consultant.

Previous Treatments Where evidence of a possible termite treatment was located, the Client should obtain and keep on file all relevant documents pertaining to the extent of the treatment, any service warranties and advice in regard to the building owner's obligation to maintain the treatment and/or barrier. If evidence of a previous treatment of termite infestation is noted, and appropriate documentation is not available, the Client must assume that the termite infestation may still be active in areas of the property not inspected. Accordingly, a re-treatment may be required. Always seek further advice from the Consultant.

Frequency of Future Inspections Australian Standard AS 3660 recognises that regular inspections will not prevent termite attack, but may help in the detection of termite activity. Early detection will allow remedial treatment to be commenced sooner and damage to be minimised.

Inspections at intervals not exceeding twelve (12) months are recommended. Where the termite risk is high or the building type susceptible to termite attack, more frequent inspections (3-6 months) should be undertaken.

A.4 CHEMICAL DELIGNIFICATION

General Description of Attack Surface of timber appears very hairy; and wood and 'hairs' separate.

Economic Significance Chemical Delignification of wood in service is only rarely encountered and then only in certain areas. Small dimensional timber members such as roof tiling battens may collapse when the wood becomes defibrated. However, in large dimensional timber members such as rafters, bearers and joists, delignification takes many years to affect the strength of timber to the point of collapse.

Where evidence of Chemical Delignification exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

A.5 FUNGAL DECAY

General Description of Attack Decaying wood contains sufficient moisture to retain its original shape and may have sufficient strength to withstand normal loads. In contrast decayed wood is reduced both in moisture content and size as indicated by cracking either along or across the grain or fibres coming apart in a stringy manner. Decayed wood will have undergone considerable strength reduction.

Economic Significance Fungal decay can cause at one extreme, structural failure of the affected timber, and at the other purely superficial surface damage. The most critical determination is that of which timber is affected and decaying, because decay will most likely spread (unless sources of moisture are quickly removed). Affected and decaying timber may warrant timber replacement, but the rot should not spread unless a new moisture source becomes available in that area.

Where evidence of decayed timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work. It is important to correct any condition conducive to attack prior to replacing decayed wood.

Where evidence of decaying timber exists, competent advice (e.g. from a licensed or registered building contractor) should be sought to remove the condition(s) conducive to attack, and to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Where the full extent of damage or the overall condition of the timber is undetermined a further inspection is strongly recommended by a competent person (e.g. from a licensed or registered building contractor). This may require monitoring of the timber over a period of time and include the assessment of conditions conducive to attack in different weather conditions (e.g. to determine the adequacy of existing drainage).

Management Program Remove any conditions conducive to attack (e.g. lack of ventilation or the presence of excessive moisture). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.6 WOOD BORERS

General Description of Attack As the attack proceeds, borer larvae eat through the wood leaving a dust called 'frass'. Ejection of the frass occurs through the adult beetle's flight (exit) holes, and it is usually present beneath any timber that has been attacked. The presence of frass, however, does not indicate whether the attack is active or not. Borer larvae cannot be sighted unless the susceptible timber is broken open.

IMPORTANT NOTE: As a delay may exist between the time of an attack and the appearance of telltale signs associated with the attack, it is possible that borer activity and damage exists though not discernible at the time of inspection.

Economic Significance Evidence of borer activity is rarely cause for alarm, but rather for careful consideration of three main points, namely the identification of the particular borer responsible, whether the infestation is still active, and the extent of the damage. Full consideration should be given to each of these items before any action is taken.

The following wood borers cause damage most frequently encountered by building owners.

The Lyctid Borer The most common lyctid borer in Australia is *Lyctus brunneus* (powder post beetle). Attack usually takes place during the first six to twelve months of the service life of timber. However, the powder post beetle is not considered a significant pest of timber and treatment of infestation is not usually required. As only the sapwood of certain hardwoods is destroyed, larger-dimensional timbers (such as rafters, bearers and joists) in a building are seldom weakened significantly to cause collapse. In small-dimensional timbers (such as tiling and ceiling battens) the sapwood may be extensive, and its destruction may cause collapse. This may require the support or replacement of the affected battens. Competent advice (e.g. from a licenses or registered building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

The Anobiid Borer There are many different species of Anobiid borer, the most frequently encountered being *Anobium punctatum* (furniture beetle) and *Calymmaderus incisus* (Queensland pine beetle). Attack mainly occurs to softwoods especially pine timbers such as floorboards that have been in service for at least ten years. Should any structural timbers be attacked by Anobiid borers it is often difficult to determine what extent the borer damage has weakened such timbers and replacement is often the only way of ensuring safety from collapse.

In the case of **Anobiid borers**, once an attack is initiated it is unlikely to cease or die out of its own accord without some sort of eradication treatment. Therefore, unless proof of treatment is provided, evidence of an attack must always be considered active. Although a chemical treatment is an option, replacement of infested timbers with non-susceptible, or treated timber, is the most effective method of treatment. Before any option is considered, competent advice (e.g. from a licensed building contractor) should be sought to determine the extent of any structural damage, and as to the need or otherwise for rectification or repair work.

Other Borers A further (more invasive) investigation is strongly recommended to determine whether infestation is still active and to positively identify the borer species responsible for the attack. Always seek further advice from the Consultant.

Management Program Wherever practical, remove any conditions conducive to attack (e.g. *Anobium* borer thrives in badly ventilated subfloor areas). Regular inspections are recommended at intervals not exceeding 12 months. Always seek further advice from the Consultant.

A.7 CONDITIONS CONDUCTIVE TO TIMBER PEST ATTACK

Lack of Adequate Subfloor Ventilation Inadequate ventilation provides a condition suitable for timber pest infestation. For example, subterranean termites thrive in damp humid conditions typical of those provided in a poorly ventilated subfloor space. Where evidence of a lack of adequate ventilation has been identified in the report, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to upgrading ventilation.

The Presence of Excessive Moisture Ground levels around the building should be maintained in such a way to minimise water entering under the building. Also, the ground surface in subfloor areas should be kept graded to ensure that moisture does not pond or accumulate in any area. Where necessary, sub-surface drains should be installed and maintained to assist with drainage around and under the building. Likewise, the presence of excessive moisture can often be directly related to ventilation limitations and the resultant high humidity.

Also, plumbing oversights and defects such as a leaking drain or tap will provide a microclimate conducive to timber pest attack.

Where necessary, the Client should seek competent advice (e.g. from a licensed or registered plumbing contractor) to determine the adequacy of existing drainage and remove any conditions conducive to the presence of excessive moisture.

The building may need to be monitored over a period of time to detect or confirm a damp problem. The presence of dampness (including moisture) is not always consistent as the prevailing and recent weather conditions at the time an inspection is carried out may affect the detection of damp problems. Importantly, precipitation at or near the time of inspection does not necessarily guarantee that a damp problem will automatically be evident due to such circumstances as prevailing wind conditions or intensity of rainfall. The absence of any dampness at the time of inspection does not necessarily mean the building will not experience some damp problems in other weather conditions. Likewise, whether or not services have been used for some time prior to an inspection being carried out will affect the detection of dampness.

Bridging or Breaching of Termite Barriers and Inspection Zones Physical and/or chemical barrier systems are installed to impede concealed subterranean termite entry into buildings. However, termites may easily enter the building if the barrier is bridged or breached.

With a concrete slab building it is essential that the edge of the slab be permanently exposed. An inspection zone of at least 75 mm should be maintained so that termites are forced into the open where they can be detected more readily during regular inspections. In the case of physical sheet material barriers, a minimum inspection zone of 75 mm should be maintained from the sheet material to the finished ground. Importantly, the edge of the slab or sheet material should not be rendered, tiled, clad or concealed by flashings, adjoining structures, paving, soil, turf or landscaping.

Where perimeter termite barriers have been installed, the building owner should ensure that the integrity of the barrier remains intact and that the inspection of possible termite entry points is not impaired. This is especially important where an exposed slab edge is used as an inspection zone around the building (if the edge of the slab or any weepholes at the base of external walls are concealed by pavements, gardens, lawns or landscaping then it is possible for termites to gain undetected entry).

Also, bridging often occurs when items such as attachments to buildings allow termites to gain access to the building over or around a termite barrier. Where attachments to buildings such as steps are not provided with a termite barrier or cannot be easily inspected, they should be separated by a clear gap of at least 25 mm from the main structure. Where it is not possible to separate attachments from the main building, regular inspections of these areas should be undertaken.

In addition, termite barriers are often breached by the installation of services. Any disturbance of the barrier should be promptly repaired.

Where evidence of bridging or breaching exists, to minimise risk of infestation seek further advice from the Consultant.

Other Conditions Conducive to Timber Pest Attack If the cause or solution to a problem is not obvious, the Client should seek competent advice (e.g. from a licensed or registered building contractor) in regard to removing any conducive condition.

A.8 TERMITE MANAGEMENT PLAN

To help protect against financial loss, it is essential that the building owner immediately control or rectify any evidence of destructive timber pest activity or damage identified in this inspection report. The Client should further investigate any high-risk area where access was not gained. It is strongly advised that appropriate steps be taken to remove, rectify or monitor any evidence of conditions conducive to timber pest attack.

To help minimise the risk of any future loss, the Client should consider whether the following options to further protect their investment against timber pest infestation are appropriate for their circumstances:

Undertake thorough regular inspections at intervals not exceeding twelve months or more frequent inspections where the risk of timber pest attack is high or the building type is susceptible to attack. To further reduce the risk of subterranean termite attack, we recommend you implement a management program in accordance with Australian Standard AS 3660. This may include the installation of a monitoring and/or baiting system, or chemical and/or physical barrier. However, AS 3660 stresses that subterranean termites can bridge, or breach barrier systems and inspection zones and that thorough regular inspection of the building are necessary.

CONSUMER COMPLAINTS PROCEDURE: In the event of any dispute or claim arising out of, or relating to the Inspection or the Report, or any alleged negligent act or omission on Our part or on the part of the individual conducting the Inspection, either party may give written Notice of the dispute or claim to the other party. If the dispute is not resolved within twenty-one (21) days from the service of the written Notice then either party may refer the dispute or claim to a mediator nominated by Us. The cost shall be met equally by both parties or as agreed as part of the mediated settlement. Should the dispute or claim not be resolved by mediation, one or other of the parties may refer the dispute or claim to the Institute of Arbitrators and Mediators of Australia who will appoint an Arbitrator who will resolve the dispute by Arbitration. The Arbitrator will also determine what costs each of the parties are to pay

In the event any litigation is started as a result of the inspection and/or report, you indemnify us against any legal fees and expenses incurred where you have not first allowed Us the opportunity to visit the property to investigate the complaint and provide you with a written response within 28 days.

A.9 DETERMINING Extent of damage:

The Report is NOT a structural damage Report. We claim no expertise in building and any observations or recommendations about timber damage should not be taken as expert opinion and CANNOT be relied upon. If any evidence of Timber Pest activity and/or damage resulting from Timber Pest activity is reported either in the structure(s) or the grounds of the property, then You must assume that there may be concealed structural damage within the building(s). This concealed damage may only be found when wall linings, cladding or insulation is removed to reveal previously concealed timbers. An invasive Timber Pest Inspection (for which a separate contract is required) is strongly recommended and You should arrange for a qualified person such as a Builder, Engineer, or Architect to carry out a structural inspection and to determine the full extent of the damage and the extent of repairs that may be required. You agree that neither We nor the individual conducting the Inspection is responsible or liable for the repair of any damage whether disclosed by the report or not.

If the Client has any queries or concerns regarding this Report, or the Client requires further information on a Termite management Plan, please do not hesitate to contact your consultant.

The Inspection and Report was carried out by: Kevin Falls
State License Number: QBCC - 57421 QLD HEALTH - PMT-0-14558
Contact the Inspector on: 0419 575 975
For and on Behalf of: Inspect Detect Consultants

Kevin Falls